

FILE NO.: Z-8007-A

NAME: Hampton Short-form POD Revocation

LOCATION: 1109 and 1111 Welch Street

DEVELOPER:

Teresa Young
1109 Welch Street
Little Rock, AR 72201

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72085

AREA: 0.18 acres

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

CURRENT ZONING: POD

ALLOWED USES: Hospitality House, Bed and Breakfast

PROPOSED ZONING: R-4, Two-family

PROPOSED USE: Single-family residential

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

Ordinance No. 19,540 adopted by the Little Rock Board of Directors on June 6, 2006, rezoned this property located at 1109 and 1111 Welch Street from R-4, Two-family District to POD to allow two (2) existing lots to be used as a Hospitality House and associated parking area. The intent was to utilize the house for weddings, special and private events, family reunions, and a special meeting location and when not used as one of these indicated uses, the house would be available as a bed and breakfast. The general business hours of operation approved were from 8:00 am to 5:00 pm Monday through Friday.

There were four (4) employees of the business including the owner-director, events coordination, secretary and groundskeeper. The owner of the site would also maintain a business office on the site from which he would operate his ministry and counseling service.

Parking was proposed of asphalt surface materials and nine parking spaces were approved. A trash dumpster was located on the site adjacent to the rear of the structure. The site plan included a screening fence to be placed around the dumpster. The site plan indicated the placement of landscaping along the perimeters of the site and a landscaped area was located in the rear yard area.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

Per Section 36-454(d) The owner of an approved PD or PUD may, for cause, request repeal of the ordinance establishing the development when it has been determined that the development will not occur. A written request may be filed with the City staff at any time up to three (3) years after the date of adoption of the ordinance creating the PUD or PD. The request shall set forth the cause of the repeal.

According to the ordinance, the Planning Commission recommendation on the repeal request shall be forwarded to the Board of Directors for their consideration. The board of directors may grant or deny the request or return the request to the planning commission for further study. If the request is approved, an ordinance shall be adopted repealing the PUD or PD.

The property has sold and the current owner is requesting the POD zoning be revoked and the R-4, Two-family Zoning District zoning be restored.

B. EXISTING CONDITIONS:

The site is a residential structure and is being used as a private residence. The lot proposed for the parking area is yard area and the applicant has begun construction of a gazebo. Within the area there are a number of vacant lots. To the east of the site are single-family homes. West of the site is the I-630/I-30 Interchange. There are non-conforming businesses located in the area with a sign company located one-half block south of the site.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has not received any comment from area residents. The Hanger Hill Neighborhood Association was notified of the public hearing.

D. SUBDIVISION COMMITTEE COMMENT: (June 4, 2014)

The applicant was not present. Staff presented the item stating the request was a revocation of the previously approved POD zoning. Staff stated there were no outstanding technical issues associated with the request. There was no further discussion of the item. The Committee then forwarded the item to the full Commission for final action.

E. STAFF RECOMMENDATION:

Staff recommends the current POD zoning classification be revoked and the previously held R-4, Two-family zoning be restored.

PLANNING COMMISSION ACTION: (JUNE 26, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation that the current POD zoning classification be revoked and the previously held R-4, Two-family zoning be restored.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.